

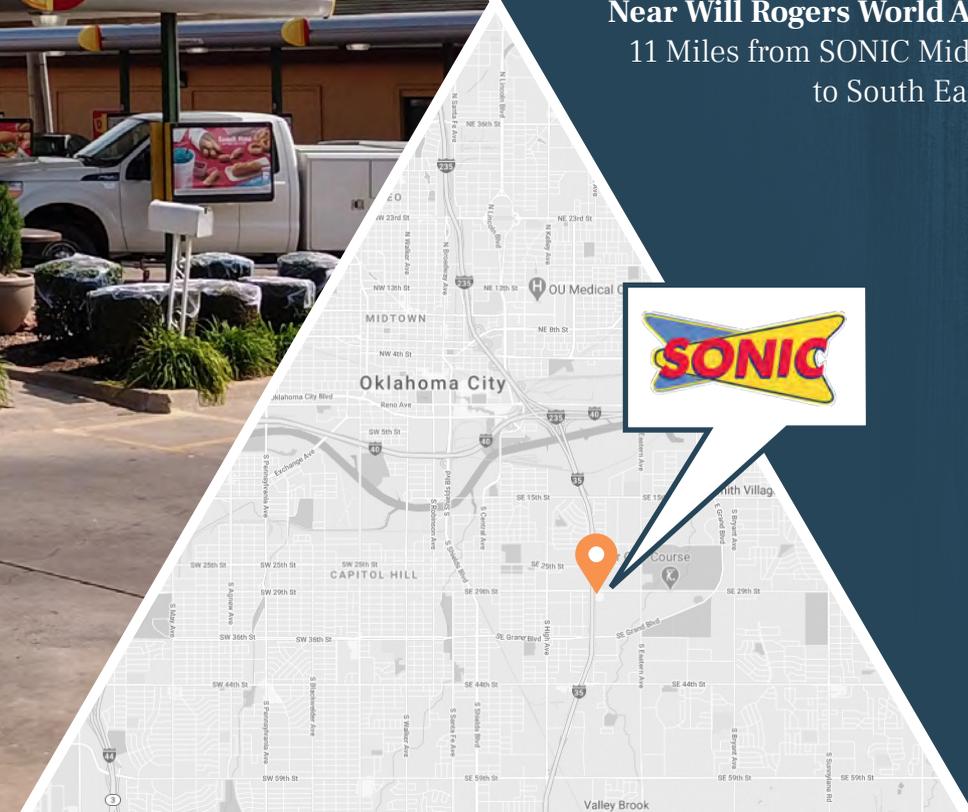
SONIC

3000 SOUTH I-35 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA 73129

Excellent Visibility & Access
Frontage & Monument Signage
On Interstate-35 (130,300+ VPD)

Substantial Demographics
560,000+ Population & 223,000+
Average Households in 10 Mile Radius

Near Will Rogers World Airport
11 Miles from SONIC Mid-Route
to South East OKC



Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Lease:** SONIC Operates with a Corporate Guaranty and 1 Year Remaining

- ✓ **SONIC Long-Term Tenancy:** SONIC has Operated at this Location for 19 Years Exercising Two Options and has Two, 5 Year Options Remaining

- ✓ **Near Will Rogers World Airport:** 4.4 Million Passengers / 113,000+ Aircraft Operations Annually. The Airport is just 11 Miles from Denny's / SONIC Mid-Route to Southeast Oklahoma City

- ✓ **Excellent Access / Visibility:** Frontage & Monument Signage on Oklahoma's Second Most Traveled Interstate - Interstate-35 Oversees 130,300+ Vehicles Per Day

- ✓ **Oklahoma City MSA:** SONIC is just 3.5 Miles from Downtown Oklahoma City Serving the OKC Metro's Suburb Cities Located on the Go-To Work Traffic Side of Interstate-35

- ✓ **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 560,000+; Households 223,000+ and an Average Household Income of \$65,000+



SONIC PRICING

ADDRESS: 3000 South I-35 Service Road
Oklahoma City, Oklahoma 73129

PRICE: **\$841,739**

CAP: **5.75%**

NOI: **\$48,400**

DEMOGRAPHICS

| | 3-MILE | 5-MILE | 10-MILE |
|--------------------|----------|----------|----------|
| POPULATION: | 68,588 | 206,206 | 561,980 |
| HOUSEHOLDS: | 25,319 | 78,346 | 223,599 |
| HH INCOME: | \$46,470 | \$51,306 | \$65,681 |



BIRDS EYE VIEW



PROPERTY DESCRIPTION

PROPERTY ADDRESS:

- ✓ 3000 South I-35 Service Road
Oklahoma City, Oklahoma 73129

LEASE TYPE:

- ✓ Absolute-Net Ground Lease

BUILDING SIZE:

- ✓ 1,406 SF

YEAR BUILT:

- ✓ 2001

LOT SIZE:

- ✓ 26,572 SF

FRONTAGE & ACCESS:

- ✓ South I-35 Service Road

TENANT SUMMARY

TENANT: SONIC

LEASE GUARANTOR: Corporate

LEASE TYPE: Absolute-Net

COMMENCEMENT DATE: July 7, 2001

EXPIRATION DATE: June 30, 2021

TERM REMAINING: 9 Months

TERM REMAINING: Tenant Shall Give Notice No Sooner than 180 Days No Later Than 60 Days Prior to Expiration

INCREASES: 10% in Options

OPTIONS TO RENEW: Two, 5 Year Options

ANNUALIZED OPERATING DATA

| Sonic | ANNUALLY | MONTHLY |
|------------------------------------|-------------|------------|
| Jul 7, 2001 - Jun 30, 2011 | \$39,999.96 | \$3,333.33 |
| Jul 1, 2011 - Jun 30, 2016 (Opt 1) | \$44,000.04 | \$3,666.67 |
| Jul 1, 2016 - Jun 30, 2021 (Opt 2) | \$48,399.96 | \$4,033.33 |
| Jul 1, 2021 - Jun 30, 2026 (Opt 3) | \$53,240.04 | \$4,436.67 |
| Jul 1, 2026 - Jun 30, 2031 (Opt 4) | \$58,563.96 | \$4,880.33 |



TENANT PROFILE



For more than 60 years, SONIC, America's Drive-In has built a dominant position in the drive-in restaurant business. They did it by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops and heaping helpings of fun and personality.

SONIC serves more than 3 million customers a day at more than 3,500 locations nationwide.

In December 2019, Sonic was acquired by **Inspire Brands**, a multi-brand restaurant company.

INSPIRE BRANDS



\$14.6B

In System Sales



11,100+

Restaurants



325,000+

Team Members &
Franchise Employees



TOP 5

Largest Restaurant
Company in the U.S.*



15

Countries



1,400+

Franchisees



Downtown Oklahoma City
3.5 Miles from Subject Property



Interstate-35 (130,300+ VPD)

Southeast Prospect Avenue (8,800+ VPD)

Southeast 29th Street (9,000+ VPD)



DISTANCE FROM SUBJECT PROPERTY

106 - MILES Tulsa, OK

200 - MILES Fort Worth, TX

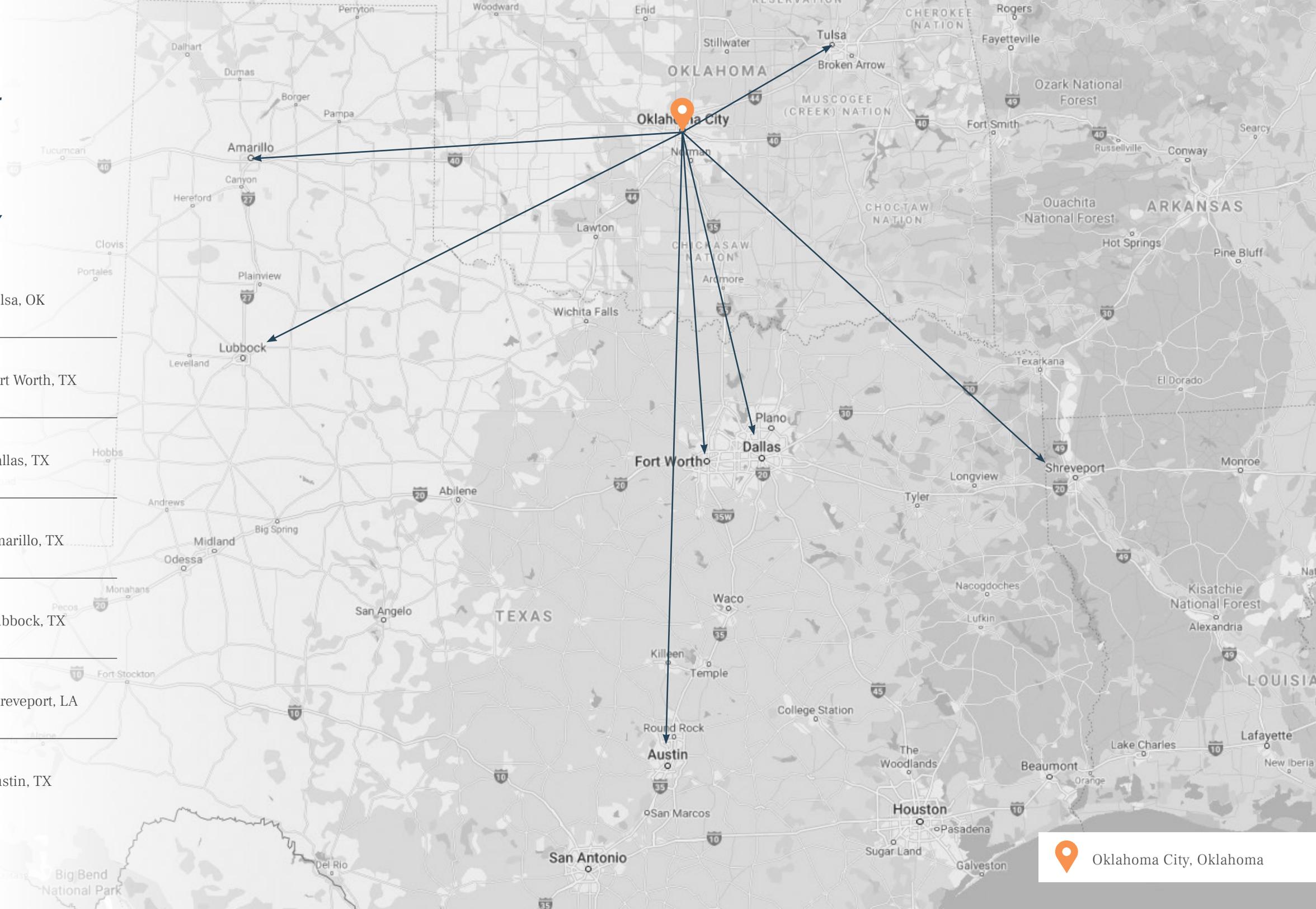
207 - MILES Dallas, TX

260 - MILES Amarillo, TX

342 - MILES Lubbock, TX

375 - MILES Shreveport, LA

388 - MILES Austin, TX



 Oklahoma City, Oklahoma

OKLAHOMA CITY MSA

Situated in central Oklahoma, the Oklahoma City metro is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. Containing 1.4 million residents, the metro is expected to add 76,000 people over the next five years, resulting in the addition of 33,000 households. Oklahoma City is the state's capital city and is the most populous city in the state with 647,000 million residents. The metro is home to the Oklahoma City Thunder NBA team, as well as a number of triple-A and semi-professional sports teams.

MAJOR AREA EMPLOYERS

State of Oklahoma

Tinker Air Force Base

University of Oklahoma - Norman

INTEGRIS Health

Univeristy of Oklahoma Health Sciences Center

FAA Mike Monroney Aeronautical Center

Mercy Hospital

Hobby Lobby Stores Inc

Amazon

City of Oklahoma City



GROWING ENERGY INDUSTRY

The region is home to two Fortune 500 companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy.



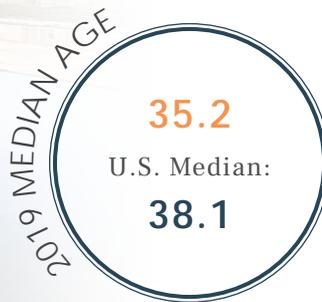
DIVERSE EMPLOYMENT OPPORTUNITIES

Oklahoma City's economic base is diversifying beyond energy. Medical, government, healthcare and information technology are generating new jobs.



POPULATION GROWTH

Over the next five years, population and household growth will outpace the national rate, enhancing demand for goods and services such as healthcare and education.



QUALITY OF LIFE

Oklahoma City's revitalization, strong economy and low housing prices attract a variety of people, including singles, young families and retirees. Strongly influenced by its Western heritage, Oklahoma City is where you can find cowboy history, festivals, horse shows, museums and more. Although it is slowly becoming more cosmopolitan in feel thanks to an expanding dining and entertainment scene, Oklahoma City is still home to the world's largest stocker-feeder cattle market. And in the Stockyards City district, many leather-scented shops can outfit you with everything from boots, belts and buckles to horse saddles, ropes and 10-gallon hats.

The influx of younger residents in recent years has infused the region with a much more energetic, creative and progressive feel than in the past. Once an early-to-bed, early-to-rise, meat-and-potatoes kind of town, Oklahoma City today buzzes with life until the early hours of the morning.

Its greatest asset is its people. The community is tight-knit, and people are willing to offer a friendly hello, ever aware that their region is really a small town at heart.

ECONOMY

✓ The energy industry continues to be a major economic driver. Chesapeake Energy and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy, Continental Resources and SandRidge Energy.

✓ Major retailers with back-office operations including Hobby Lobby, AT&T, Dell, Love's Travel Stops & Country Stores, and Williams-Sonoma.

✓ A large number of jobs are attributed to the government segment. Employers include the state of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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NET LEASED DISCLAIMER

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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